

## Vacation Submittal Checklist

**Any submittal not meeting all minimum checklist criteria  
herein shall be rejected as incomplete.**

**Street and Alley Vacation submittal documents will include the following:**

- ☒ Application (Page 3-4 of this document) - Must be signed by owner, or a vested party
- ☒ A Legal Description and Exhibits of the proposed vacation, prepared by a Professional Land Surveyor, licensed in the State of Colorado:
  - PDF format (**must be PLS signed and stamped**) **and**
  - Word format (Does not need to be PLS signed and stamped)
- ☒ Site Plan - accurately engineered drawings to include:
  - ☒ Numerical and Bar Scale (Scale not to exceed 1:40)
  - ☒ North arrow
  - ☒ Legend
  - ☐ Vicinity map, if necessary
  - ☒ Plan set date and revision number (if applicable)
  - ☒ Call out the location of area to be vacated and hatch the area
  - ☒ Call out the location of any existent easements, and if a new easement will be held/conveyed (if applicable)
  - ☒ Property lines
  - ☒ Right-of-Way width
  - ☒ Edge of Pavement and/or Curb and Gutter
  - ☒ Sidewalks
  - ☒ Trees and landscaping in the ROW
  - ☒ Nearby driveways and alleys
  - ☒ Street names
  - ☒ **Aerial imagery is allowed, but does not replace the required Engineered drawings**

### FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

Naomi Sabman  
Owner/Vested Party/Applicant Signature

12/9/22  
Date



## APPLICATION

### STREET and ALLEY VACATION

Please complete this application to apply for a Vacation Request. Vacations can only be applied for, when the area in question is within the Public Right-of-Way within the City and County of Denver. Please reference [Street and Alley Vacation Entrance Requirements](#) for more detail on the vacation process. Please enter information and fully answer any of the following sections. Submit the complete application electronically to: [DOT.ER@denvergov.org](mailto:DOT.ER@denvergov.org).

DATE: 12/9/22

**PROJECT NAME:** Alley Vacation 3325 Wyandot Street

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes ☐ No ☒

**If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development Project Numbers:**

ADDRESS (approx.) OF VACATION: 3325 Wyandot Steet

**APPLICANT:**

Name: Naomi Salzman

Company (if applicable): \_\_\_\_\_ Title: owner

Address: 3325 Wyandot Street

Telephone number: 303 960-2486      Email address: [naosalzman@q.com](mailto:naosalzman@q.com)

**PROPERTY OWNER** (where the vacation is located): ☒ Check if the same as Applicant

Company: \_\_\_\_\_

Owner Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

## EXPLANATION of REQUEST

**Explanation of why the Requestor wants the right-of-way (ROW) vacated:**

I have been living at the property of 3325 Wyandot Street for over 20 years. Over the years I have bought the 2 carriage lot properties to the west of my house property of 3325 Wyandot Street. I have been wanting to renovate the 5 car garages for years and was told by the Denver Building Department that I need to combine all 3 properties and get the alley vacated in order to work on that building. This is why I am making a formal request to vacate the alleyway which has not been used by anyone else but me for over 20 years.

**APPLICATION**  
**Street and Alley Vacation**

**Explanation of the current use of the ROW to be vacated:**

The current use of the alley has not been used by anyone except for me in the last 25 plus years. It currently serves as an open space in my back yard which connects to my 2 carriage lots that I own.

**EXISTING UTILITIES:**

**If there are utilities, explain whether or not such utilities will be relocated or remain in the vacated ROW.**

(Utilities in the proposed vacation area will need to be relocated at the owner's expense. If relocation is not feasible, a standard hard surface easement may be required. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance. The Requestor shall acknowledge the need and acceptance of such utility easements.)

The only utilities that we know of are the overhead powerlines.

**I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.**

Naomi Sahman  
(Owner/Vested Party Signature)

12/9/22  
DATE



LAND DESCRIPTION (PER DEED REC NO. 2001006808)

LOT 7 AND 8 AND THE NORTH 6 1/4 FEET OF LOT 6, BLOCK 7, WILSON'S RESUBDIVISION OF A PART OF H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LAND DESCRIPTION (PER DEED REC NO. 2012069201)

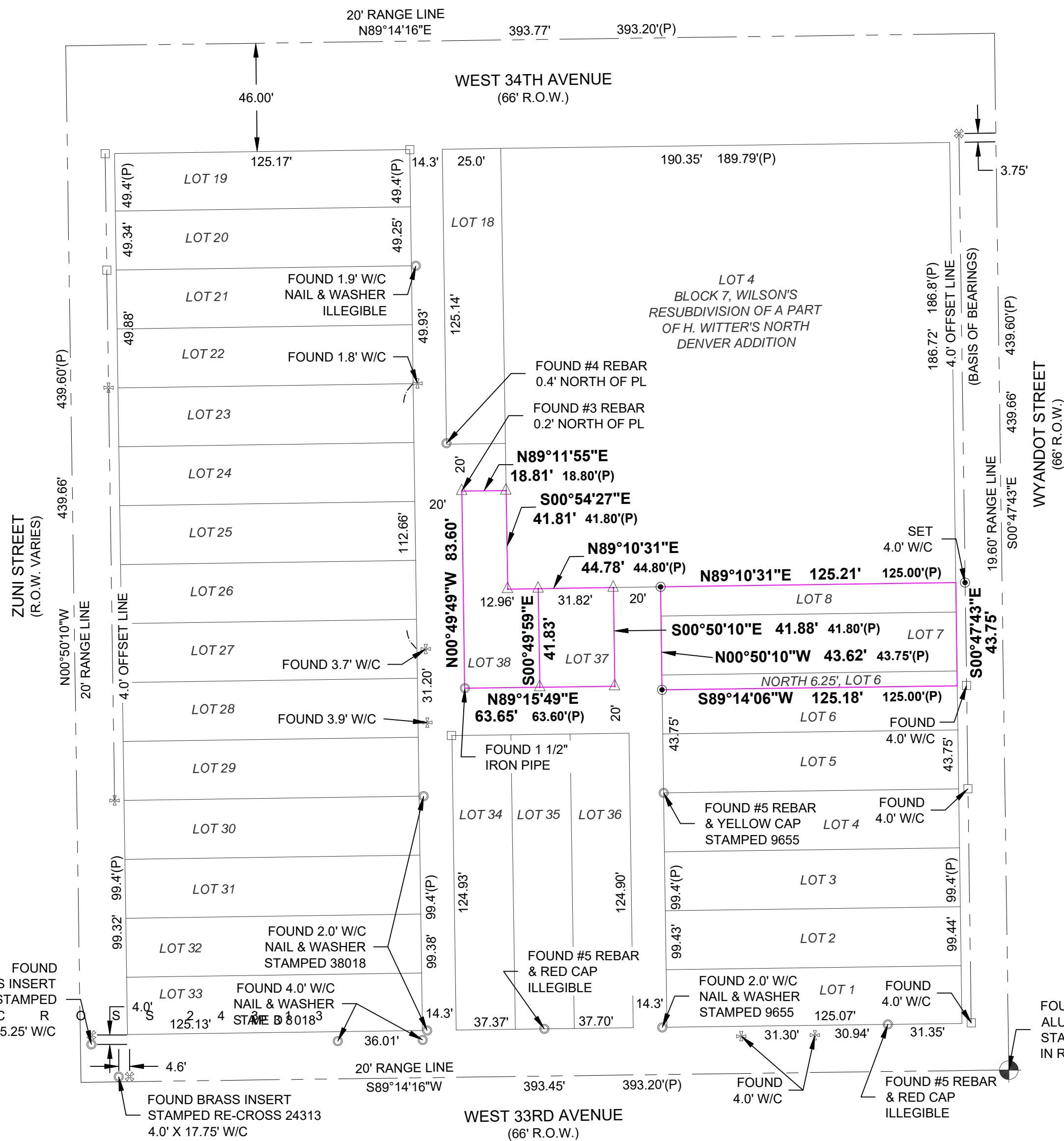
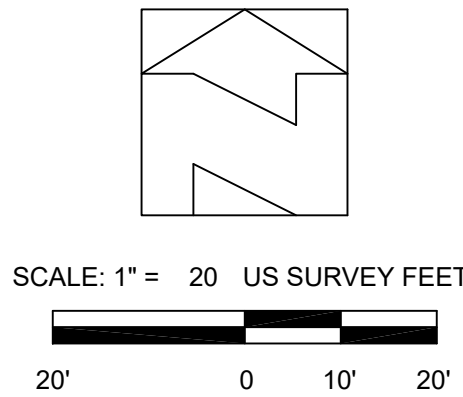
LOT 38, BLOCK 7, WILSON'S RESUBDIVISION OF A PART OF H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LAND DESCRIPTION (PER DEED REC NO. 2012034083)

LOT 37, BLOCK 7, WILSON'S RESUBDIVISION OF A PART OF H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

IMPROVEMENT SURVEY PLAT

3325 WYANDOT STREET  
A PART OF BLOCK 7, WILSON'S RE-SUBDIVISION OF PART OF  
H. WITTER'S NORTH DENVER ADDITION,  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



ABBREVIATIONS

R.O.W. RIGHT-OF-WAY  
PL PROPERTY LINE  
W/C WITNESS CORNER  
(P) DIMENSION PER THE PLAT OF WILSON'S RESUBDIVISION OF A PART OF H. WITTER'S NORTH DENVER ADDITION

LEGEND

- SET #5 REBAR (18") WITH 1.5" GREEN PLASTIC CAP OR 1" BRASS INSERT, STAMPED " PLS 37601"
- FOUND RANGE POINT MONUMENT AS NOTED
- FOUND "x" CHISELED IN CONCRETE
- FOUND MONUMENT AS NOTED
- SITE BENCHMARK
- FOUND NAIL & WASHER STAMPED 16116
- FOUND #4 REBAR & YELLOW CAP STAMPED 34183
- SANITARY SEWER MANHOLE
- GAS METER
- ELECTRIC METER
- POWER POLE
- SPOT ELEVATION (ADD 5,300 FOR NAVD 88)
- TRAFFIC FLOW DIRECTION
- SUBJECT PROPERTY BOUNDARY
- FENCE
- OVERHEAD WIRES
- CONCRETE SURFACE
- FLAGSTONE SURFACE

NOTES

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- BASIS OF BEARINGS: THE 4' OFFSET LINE TO THE WEST R.O.W. LINE OF WYANDOT STREET BETWEEN WEST 34TH AVENUE AND WEST 33RD AVENUE, ASSUMED TO BEAR S00°47'43"E, MONUMENTED BY MULTIPLE NAILS & WASHERS AND A CHISELED CROSS ON THE NORTH, SHOWN HEREON.
- VERTICAL DATUM: NAVD 1988 BASED ON THE CITY & COUNTY OF DENVER BENCHMARK 706. ELEVATION = 5310.77 (NAVD 1988)
- UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A TITLE POLICY.  
  
A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER C.R.S. 38-51-106 (B) II; CLIENT DOES NOT WANT RIGHTS-OF-WAY AND EASEMENTS SHOWN BASED ON FURTHER RECORD SEARCH BY THE LAND SURVEYOR OTHER THAN EASEMENTS AND RIGHTS-OF-WAYS WHICH WERE DILIGENTLY DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- SUBJECT PROPERTY AREA:  
REC NO. 2001006808 = 5.469± SQUARE FEET (0.126± ACRES)  
REC NO. 2012069201 = 2.118± SQUARE FEET (0.049± ACRES)  
REC NO. 2012034083 = 1.332± SQUARE FEET (0.030± ACRES)

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO NAOMI RUTH SALZMAN, THAT IN NOVEMBER 2022, A PROPERTY SURVEY WAS MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS NOT EXPRESSED OR IMPLIED AS A GUARANTY OR WARRANTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN; THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS; NOR EASEMENTS OF RECORD.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



INDEXING STATEMENT

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M., IN  
BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND  
SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) \_\_\_\_\_, RECEPTION  
NUMBER \_\_\_\_\_.

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

IMPROVEMENT SURVEY PLAT  
3325 WYANDOT STREET  
CITY & COUNTY OF DENVER, COLORADO

CERTIFICATION



JOB NO.: 22266  
DRAWN: DRH  
CHECKED: REH  
FIELD: JK  
ISSUE DATE: 11-25-2022  
SCALE: VARIES  
FILE: 22266 ISP

# EXHIBIT A

## SHEET 1 OF 2

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A PORTION OF THAT 20' ALLEY IN BLOCK 7, WILSON'S RE-SUBDIVISION OF PART OF H. WITTERS NORTH DENVER ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37, SAID BLOCK 7, MONUMENTED BY A #4 REBAR AND YELLOW CAP STAMPED 34183, AND A 1-1/2" IRON PIPE, FROM WHICH THE SOUTHWEST CORNER OF LOT 38, SAID BLOCK 7, BEARS S89°15'49"W, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N00°50'10"W, A DISTANCE OF 41.88 FEET, ON THE EAST LINE OF SAID LOT 37, TO THE NORTHEAST CORNER OF SAID LOT 37;  
 THENCE N89°10'31"E, A DISTANCE OF 20.00 FEET, ON THE SOUTH LINE OF LOT 4, SAID BLOCK 7;  
 THENCE S00°50'10"E, A DISTANCE OF 41.91 FEET, ON THE WEST LINE OF LOTS 6, 7, AND 8, SAID BLOCK 7;  
 THENCE S89°15'49"W, A DISTANCE OF 20.00 FEET, ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 37, TO THE POINT OF BEGINNING.

CONTAINING 838± SQUARE FEET (0.019± ACRES)

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

# Gillians

GILLIANS LAND CONSULTANTS  
 P.O. BOX 375  
 BENNETT, CO 80102  
 303-972-6640 [www.gillianslc.com](http://www.gillianslc.com)

JOB NO.: 22266  
 DRAWN: DRH  
 ISSUE DATE: 06-22-2023  
 FILE: 22266 ISP

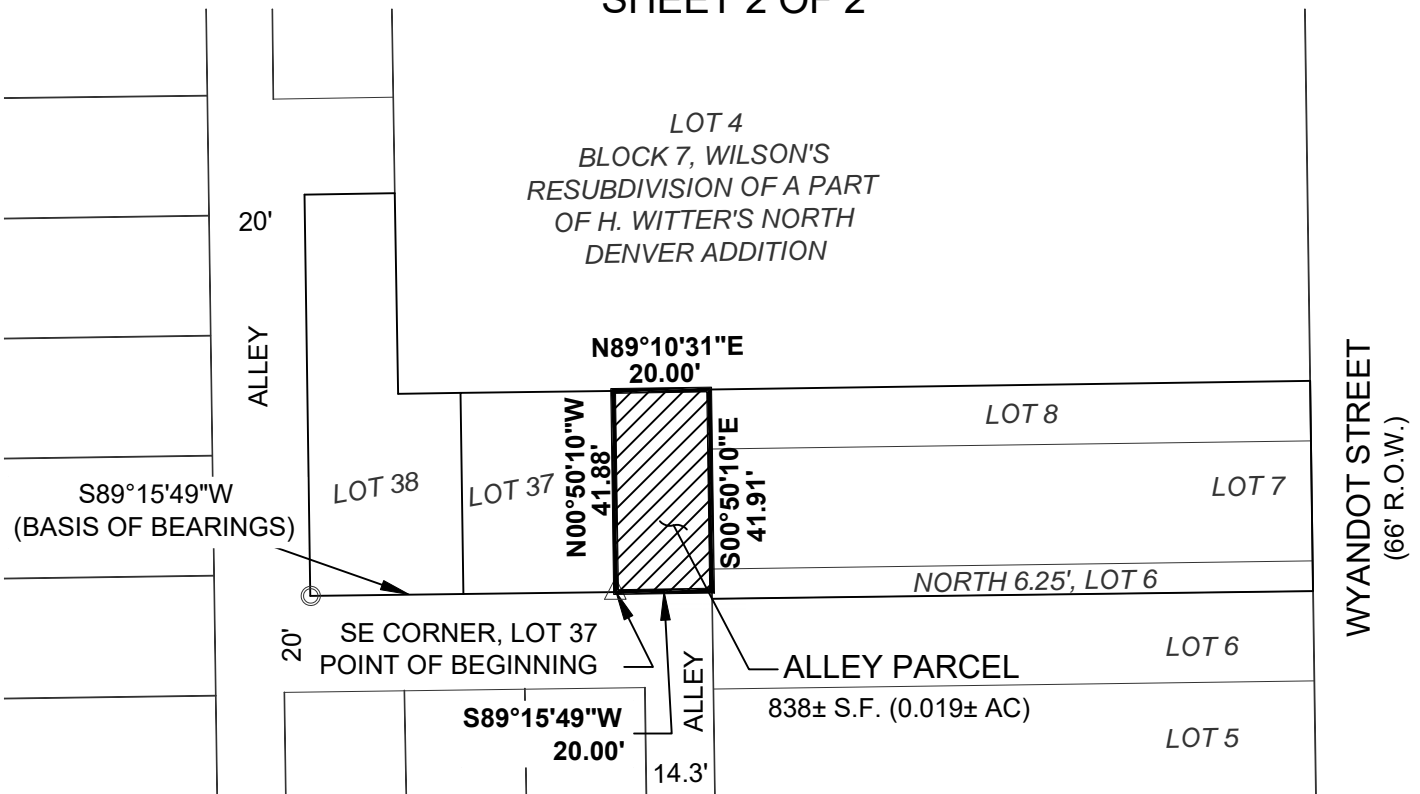
ROBERT E. HARRIS  
 COLORADO P.L.S. 37601  
 FOR & ON BEHALF OF  
 GILLIANS LAND CONSULTANTS



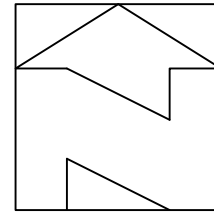


**EXHIBIT A**

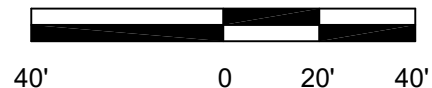
SHEET 2 OF 2



- FOUND 1 1/2" IRON PIPE
- △ FOUND #4 REBAR & YELLOW CAP STAMPED 34183



SCALE: 1" = 40 US SURVEY FEET



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FILE: 22266 ISP

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS





06/28/2024 04:19 PM  
City & County of Denver

R \$33.00

EAS

2024059786

Page: 1 of 5

D \$0.00

## APPURTENANT EASEMENT ACCESS

THIS EASEMENT is granted on the date of August \_\_, 2023 between Naomi Salzman whose legal address is 3325 Wyandot Street, Denver, Colorado 80211 of the City and County of Denver, State of Colorado, the Grantor, and Steven Smist, Trustee of the SIEG CO Irrevocable Trust dated May 27, 2022, whose address is 4861 E. Lake Road, Burt, New York 14028, the Grantee.

WITNESS that the Grantor, for and in consideration of the sum of One Dollar (\$1.00), paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the Grantee a non-exclusive easement for the purposes of access over and across the following described parcel of real property situate in the City and County of Denver, State of Colorado:

### SEE ATTACHED EXHIBIT A

This easement is for the benefit of and appurtenant to that land, or any part thereof, situate in the City and County of Denver and State of Colorado, and described as:

### SEE ATTACHED EXHIBIT B

commonly known as 3343 Wyandot Street, Denver, CO 80211.

This easement is perpetual and is meant to run with the land of the Grantee and the Grantor.

The Grantee agrees to repair and maintain the easement granted herein at the cost and expense of the Grantee, and that said Grantee will in no way hinder or prevent the proper and reasonable use and enjoyment of the property through which the easement is granted.

Naomi Salzman  
Grantor

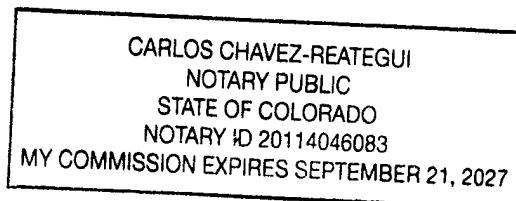
STATE OF COLORADO  
County of Denver

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2024,  
by Naomi Salzman

Witness my hand and official seal.

Notary Public

My commission expires: 09/21/2027



Grantee

Steve A. AmorSTATE OF New York  
County of ErieThe foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2024,  
by Steven P. Smith

Witness my hand and official seal.

Dante J. Tuzzolino  
Notary PublicMy commission expires: 09/30/2027DANTE J. TUZZOLINO  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01TU6398615  
My Commission Expires Sept. 30, 2027



# EXHIBIT A

## SHEET 1 OF 2

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A PORTION OF LOT 38, BLOCK 7, WILSON'S RE-SUBDIVISION OF PART OF H. WITTER'S NORTH DENVER ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON THE NORTH LINE OF SAID LOT 38 FROM WHICH THE NORTHWEST CORNER THEREOF BEARS, S89°11'55"W, A DISTANCE OF 13.81 FEET, ON THE NORTH LINE OF SAID LOT, MONUMENTED BY A FOUND #3 REBAR AT SAID NORTHWEST CORNER, AND A FOUND #4 REBAR AND YELLOW CAP STAMPED 34183 AT THE NORTHEAST CORNER OF SAID LOT, WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
THENCE N89°11'55"E, A DISTANCE OF 5.00 FEET, ON SAID NORTH LINE, TO SAID NORTHEAST CORNER;  
THENCE S00°54'27"E, A DISTANCE OF 25.51 FEET, ON THE EAST LINE OF SAID LOT;  
THENCE S89°05'33"W, A DISTANCE OF 5.00 FEET;  
THENCE N00°54'27"W, A DISTANCE OF 25.52 FEET, TO THE POINT OF BEGINNING;

CONTAINING 128± SQUARE FEET (0.003± ACRES)

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

Robert  
Harris

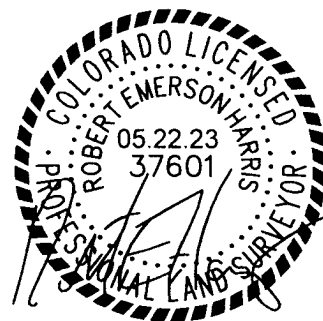
Digitally signed by  
Robert Harris  
Date: 2023.05.22  
12:05:51 -06'00'

# Gillians

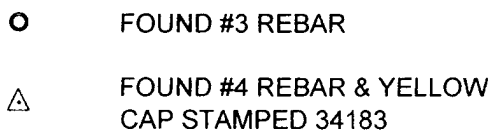
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JOB NO.: 22266  
DRAWN: DRH  
ISSUE DATE: 05-22-2023  
FILE: 22266 ISP

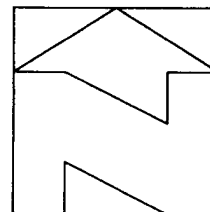
ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



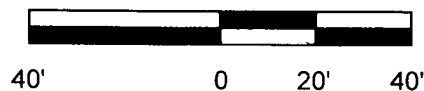
SHEET 2 OF 2



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N89°11'55"E | 13.81' |
| L2         | S00°54'27"E | 25.51' |
| L3         | S89°05'33"W | 5.00'  |
| L4         | N00°54'27"W | 25.52' |



SCALE: 1" = 40 US SURVEY FEET



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OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO  
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JOB NO.: 22266  
DRAWN: DRH  
ISSUE DATE: 05-22-2023  
FILE: 22266 ISP

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



**EXHIBIT B (a part of Lot 4)**

BEGINNING AT A POINT 83.90 FEET WEST OF THE SOUTHEAST CORNER OF PLOT 4, BLOCK 7, H, WITTER'S NORTH DENVER ADDITION; THENCE WEST 105.89 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4; THENCE NORTH 21.30 FEET; THENCE EAST 35.79 FEET; THENCE NORTH 11.70 FEET; THENCE EAST 59.49 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 45 DEGREES; A DISTANCE OF 18.00 FEET; THENCE NORTH 20.57 FEET; THENCE EAST 16.97 FEET; THENCE SOUTH 22.30 FEET; THENCE WEST 7 FEET; THENCE SOUTH 11.00 FEET; THENCE WEST 12.00 FEET; THENCE SOUTH 33.00 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DNEVER, STATE OF COLORADO

commonly known at 3343 N. Wyandot Street, Denver, CO 80211



**AFFIDAVIT**

I, Naomi Salzman, owner of 3325 N. Wyandot, (Applicant) , and Steven Smist, Trustee of the SIEG CO Irrevocable Trust, owner of 3343 N. Wyandot, (Neighbor), are the only owners abutting the alley behind 3325 N. Wyandot (Right of Way). Both parties, (Applicant and Neighbor), acknowledge relinquishment of access to this (Right of Way), and that access will never be reinstated.

STATE OF New York )  
 ) SS

COUNTY OF Erie )

Steven D. Smist  
PRINT FULL NAME

Steven D. Smist  
SIGNATURE

Sworn to and subscribed before me this 7<sup>th</sup> day of March, 20 24.

Dante J. Tuzzolino  
Notary Public

Notary Seal

DANTE J. TUZZOLINO  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01TU6398615  
My Commission Expires Sept. 30, 2027

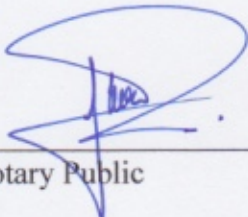
STATE OF Colorado )  
 ) SS

COUNTY OF Denver )

Naomi Salzman  
PRINT FULL NAME

Naomi Salzman  
SIGNATURE

Sworn to and subscribed before me this 18<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
Notary Public

Notary Seal

CARLOS CHAVEZ-REATEGUI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114046083  
MY COMMISSION EXPIRES SEPTEMBER 21, 2027



# LAND SURVEY PLAT

OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

## LEGAL DESCRIPTION (S)

### "LOT A" #2310 W. 34TH AVENUE

BEGINNING AT A POINT 104.00 FEET WEST OF THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE EAST 37.50 FEET; THENCE SOUTH 20.50 FEET; THENCE EAST 1.00 FEET; THENCE SOUTH 29.60 FEET; THENCE WEST 38.50 FEET; THENCE NORTH 50.10 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT B" #2308 W. 34TH AVENUE

BEGINNING AT A POINT 104.00 FEET WEST AND 50.10 FEET SOUTH OF THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE EAST 38.50 FEET; THENCE NORTH 29.60 FEET; THENCE WEST 1.00 FEET; THENCE NORTH 20.50 FEET; THENCE EAST 12.50 FEET; THENCE SOUTH 120.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 69.90 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT C" #2300 W. 34TH AVENUE

BEGINNING AT THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE SOUTH 50.10 FEET; THENCE WEST 54.00 FEET; THENCE NORTH 50.10 FEET; THENCE EAST 54.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT D" #3375 WYANDOT STREET

BEGINNING AT A POINT 50.10 FEET SOUTH OF THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE SOUTH 69.90 FEET; THENCE WEST 54.00 FEET; THENCE NORTH 69.90 FEET; THENCE EAST 54.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT E" #3347 WYANDOT STREET

BEGINNING AT A POINT 33.00 FEET NORTH AND 35.79 FEET EAST OF THE SOUTHWEST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE NORTH 33.30 FEET; THENCE EAST 72.22 FEET; THENCE SOUTH 20.57 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 45 DEGREES, A DISTANCE OF 18.00 FEET; THENCE WEST 59.49 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT F" #3343 WYANDOT STREET

BEGINNING AT A POINT 83.90 FEET WEST OF THE SOUTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE WEST 105.89 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4; THENCE NORTH 21.30 FEET; THENCE EAST 35.79 FEET; THENCE NORTH 11.70 FEET; THENCE EAST 59.49 FEET; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 45 DEGREES, A DISTANCE OF 18.00 FEET; THENCE NORTH 20.57 FEET; THENCE EAST 16.97 FEET; THENCE SOUTH 22.30 FEET; THENCE WEST 7.00 FEET; THENCE SOUTH 11.00 FEET; THENCE WEST 12.00 FEET; THENCE SOUTH 33.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT G" #3339 WYANDOT STREET

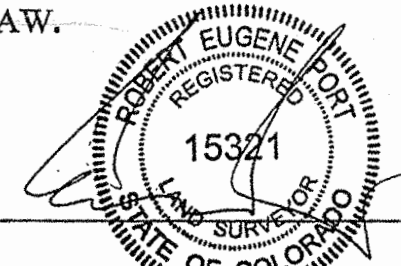
BEGINNING AT A POINT 54.80 FEET WEST OF THE SOUTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE WEST 29.10 FEET; THENCE NORTH 33.00 FEET; THENCE EAST 12.00 FEET; THENCE NORTH 11.00 FEET; THENCE EAST 7.00 FEET; THENCE NORTH 22.30 FEET; THENCE EAST 64.90 FEET; THENCE SOUTH 23.30 FEET; THENCE WEST 25.00 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 29.80 FEET; THENCE SOUTH 33.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### "LOT H" #3335 WYANDOT STREET

BEGINNING AT THE SOUTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE WEST 54.80 FEET; THENCE NORTH 33.00 FEET; THENCE EAST 29.80 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 25.00 FEET; THENCE SOUTH 43.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

## CERTIFICATION:

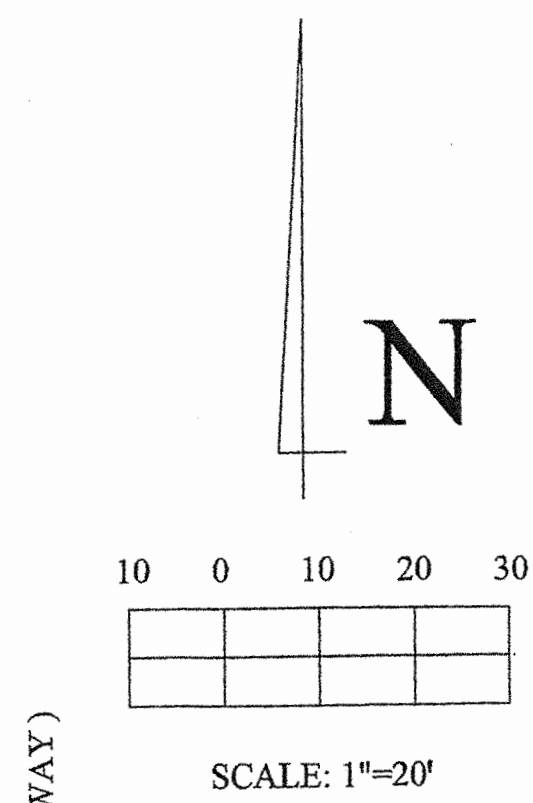
I, ROBERT E. PORT OR ROBERT M. HAYDEN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT CONFORMS TO COLORADO LAW.



ROBERT E. PORT, LS#15321 OR  
ROBERT M. HAYDEN, LS#27268

**R.E. PORT**  
LAND SURVEYING

|   |                    |
|---|--------------------|
| JOBNO.- 05-368  | DATE- 05-15-2005   |
| CLIENT- DAVE HARRISON   | REVISED-06-01-2005 |
| PROPERTY ADDRESS-3335-47-75 WYANDOT ST & 2300-08 W. 34TH AVE.   | REVISED-06-15-2005 |
|   | REVISED-09-13-2005 |
| R.E. PORT & ASSOCIATES, INC. 5460 WARD ROAD #160, ARVADA, CO. 80002<br>303-420-4788 F-303-420-0459 E-MAIL ORSR2000@CS.COM |                    |



W. 34TH AVENUE ( 66' RIGHT OF WAY )

SET 1" BRASS WASHER  
LS#15321, 17.75' OFFSET

SET 1" BRASS WASHER  
LS#15321, 17.75' OFFSET

FOUND CROSS  
4X17.75' OFFSET

SET 1" BRASS WASHER  
LS#15321, 4' OFFSET

SET 1" BRASS WASHER  
LS#15321, 4' OFFSET

SET 1" BRASS WASHER  
LS#15321, 4' OFFSET

WYANDOT STREET ( 66' RIGHT OF WAY )

W. 33RD AVENUE ( 66' RIGHT OF WAY )

## LEGEND:

P-PLATED ANGLE OR DISTANCE  
L-PER LEGAL DESCRIPTION  
M-MEASURED DISTANCE OR ANGLE  
O-SET 5/8" REBAR/CAP, LS#15321 OR  
1" BRASS WASHER, STAMPED LS#15321

## INDEXING STATEMENT:

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S SURVEY/  
RIGHT OF WAY SURVEYS AT PAGE(S) \_\_\_\_\_, RECEPTION  
NUMBER \_\_\_\_\_

COUNTY SURVEYOR / DEPUTY CO. SURVEYOR

## NOTES:

- "NOTICE; ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."
- BEARINGS WERE NOT USED OR ASSUMED.
- ORIGINAL LEGALS PROVIDED BY CLIENT.
- \* 20' ACCESS EASEMENT TO BE RECORDED.**

## EASEMENT DESCRIPTIONS:

### EASEMENT #1

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PLOT 4, BLOC 7, H. WITTER'S NORTH DENVER ADDITION; THENCE NORTH 21.30 FEET; THENCE EAST 35.79 FEET; THENCE NORTH 11.70 FEET; THENCE EAST 5.00 FEET; THENCE SOUTH 11.70 FEET; THENCE EAST 6.50 FEET; THENCE SOUTH 11.30 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 5.00 FEET; THENCE WEST 134.99 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### EASEMENT #2

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 43.00 FEET NORTH OF THE SOUTH EAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE SOUTH 7.00 FEET; THENCE WEST 25.00 FEET; THENCE NORTH 7.00 FEET; THENCE EAST 25.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### EASEMENT #3

BEGINNING AT A POINT 66.30 FEET NORTH OF THE SOUTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE WEST 104.00 FEET; THENCE NORTH 40.40 FEET; THENCE EAST 85.10 FEET; THENCE SOUTH 23.90 FEET; THENCE EAST 19.00 FEET; THENCE SOUTH 16.50 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### EASEMENT #4

BEGINNING AT A POINT 96.50 FEET WEST AND 50.10 FEET SOUTH OF THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE EAST 3.00 FEET; THENCE SOUTH 29.50 FEET; THENCE WEST 3.00 FEET; THENCE NORTH 29.50 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### EASEMENT #5

BEGINNING AT A POINT 50.10 FEET SOUTH AND 54.00 FEET WEST OF THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE EAST 3.00 FEET; THENCE SOUTH 29.50 FEET; THENCE WEST 3.00 FEET; THENCE NORTH 29.50 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### EASEMENT #6

BEGINNING AT A POINT 120.00 FEET SOUTH OF THE NORTHEAST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE WEST 104.00 FEET; THENCE NORTH 12.00 FEET; THENCE EAST 104.00 FEET; THENCE SOUTH 12.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### \* PROPOSED ACCESS EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PLOT 4, BLOCK 7, H. WITTER'S NORTH DENVER ADDITION; THENCE NORTH 6.3 FEET TO THE POINT OF BEGINNING; THENCE WEST 20 FEET TO THE ALLEY IN SAID BLOCK 7; THENCE NORTH 18 FEET; THENCE EAST 20 FEET; THENCE SOUTH 18 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Access Easement  
was never recorded,  
and runs through  
existing building.

Blue=proposed  
EERO  
easement

Existing Easement to  
Wyandot St per Party Wall  
and Four-Plex Declaration  
10(f).



## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Jason Clements  
Reviewers Email: Jason.Clements@denvergov.org

Status Date: 12/19/2022  
Status: Approved  
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

Reviewers Name: Keith Peetz  
Reviewers Email: Keith.Peetz@denvergov.org

Status Date: 04/03/2024  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: Community Planning & Development  
Reviewers Name: Keith Peetz  
Reviewers Phone: 7208652702  
Reviewers Email: keith.peetz@denvergov.org  
Approval Status: Approved

Comments:  
The Appurtenant Easement Access document satisfies the intent of the building code requirements with respect to providing an escape route from the dwelling unit located on the part of lot 4 block 7... effected by the proposed alley vacation.

Attachment: Affidavit.pdf

Attachment: Appurtenant Easement Access.pdf

Status Date: 01/04/2023  
Status: Denied  
Comments: The proposed alley vacation removes access to the public way currently possessed by the property addressed 3343 N Wyandot St. Section 1001.1 of the 2018 International Building Code requires all occupied buildings to possess a means of egress which extends to the public way. Please provide information for review which documents how the 3343 N Wyandot St. property will continue to possess a Code complying means of egress if the alley is vacated and becomes private property.

**REDLINES uploaded to E-review webpage**

Reviewing Agency: CenturyLink Referral Review Status: Approved w/Conditions

Status Date: 03/13/2023  
Status: Approved w/Conditions  
Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St

2022-VACA-0000024

# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: CenturyLink/Lumen  
Reviewers Name: Rebekah Anthony  
Reviewers Phone: 307-717-0420  
Reviewers Email: rebekah.anthony@lumen.com  
Approval Status: Approved with conditions

**Comments:**

CenturyLink reserves its utility easement in the alley that is being vacated for public right of way as shown on Exhibit A (attached) as CenturyLink has existing overhead copper cables in that vacation request.

Attachment: No Objection to Vacation P844244.pdf

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

**REDLINES uploaded to E-review webpage**

Reviewing Agency: CDOT Referral

Review Status: Approved

Status Date: 01/05/2023  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: CDOT Region 1 ROW/survey  
Reviewers Name: dane courville  
Reviewers Phone: 7206720231  
Reviewers Email: dane.courville@state.co.us  
Approval Status: Approved

**Comments:**

Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

Reviewing Agency: City Councilperson and Aides Referral

Review Status: Approved - No Response

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: City Forester Review

Review Status: Approved

Reviewers Name: Erin Hatch  
Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 01/04/2023  
Status: Approved  
Comments:

Reviewing Agency: Comcast Referral

Review Status: Approved - No Response

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved

Reviewers Name: Tanner Axt

Reviewers Email: Tanner.Axt@denvergov.org

Status Date: 01/05/2023

Status: Approved

Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: Development Services/Project Coordination  
Reviewers Name: Tanner Axt  
Reviewers Phone: 7208652836  
Reviewers Email: tanner.axt@denvergov.org  
Approval Status: Approved

Comments:

This appears to fix a carriage lot - we're supportive of the proposal.

Reviewing Agency: DES Transportation Review

Review Status: Approved

Reviewers Name: Winton Brazil

Reviewers Email: Winton.Brazil@denvergov.org

Status Date: 01/04/2023

Status: Approved

Comments: DS Status should not been re-opens. closed approved per original review.

Status Date: 01/04/2023

Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review

Review Status: Approved

Reviewers Name: Brenden Marron

Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 01/03/2023

Status: Approved

Comments: No objection on behalf of Wastewater. Per Denver records land north and west of the vacation boundary conveys through the vacation area to the south. This historical drainage path and pattern must be maintained

Reviewing Agency: Office of Disability Rights Review

Review Status: Approved

Reviewers Name: Spencer Pocock

Reviewers Email: Spencer.Pocock@denvergov.org

Status Date: 01/05/2023

Status: Approved

Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: DODR  
Reviewers Name: Spencer Pocock  
Reviewers Phone: 720-913-8411

2022-VACA-0000024



# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Email: Spencer.Pocock@denvergov.org  
Approval Status: Approved

Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 01/05/2023  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 13036286219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:  
no facilities in subject area

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Brian Dimock  
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 12/29/2022  
Status: Approved  
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

Reviewers Name: Emma-Marie Censky  
Reviewers Email: emma.censky@denvergov.org

Status Date: 12/15/2022  
Status: Approved  
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Dev and Planning Services Review Review Status: Approved - No Response

# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

**Status Date:** 01/05/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Parks and Recreation Review **Review Status:** Approved

**Reviewers Name:** Jennifer Cervera  
**Reviewers Email:** Jennifer.Cervera@denvergov.org

**Status Date:** 01/04/2023  
**Status:** Approved  
**Comments:**

**Reviewing Agency:** ERA Transportation Review **Review Status:** Approved

**Reviewers Name:** Kelsey Kijowski  
**Reviewers Email:** Kelsey.Kijowski@denvergov.org

**Status Date:** 04/15/2024  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: ER Transportation  
Reviewers Name: Kelsey Kijowski  
Reviewers Phone: 720-913-8834  
Reviewers Email: kelsey.kijowski@denvergov.org  
Approval Status: Approved

**Comments:**  
**Status Date:** 01/03/2023  
**Status:** Denied  
**Comments:**  
1. There appears to be electric and/or communication lines located in the vacation area. Please work with the respective utility owners to ensure any relocations or easement requirements are met prior to executing the vacation.  
2. The existing fence and wall within the ROW does not currently have an Encroachment Permit. The applicant will need to either remove the fence/wall from the ROW or apply for an Encroachment Permit.  
3. Survey generally requires uniform ROW designation, which the proposed vacation does not provide. Remove the "jog" in the vacation and maintain 20-foot alley east-west.

**Reviewing Agency:** ERA Wastewater Review **Review Status:** Approved

**Reviewers Name:** Michael Sasarak  
**Reviewers Email:** mike.sasarak@denvergov.org

**Status Date:** 01/04/2023  
**Status:** Approved  
**Comments:** No storm or sanitary facilities are located in the proposed vacation.

# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Porames Saejiw  
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 12/28/2022  
Status: Approved  
Comments:

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Jennifer Hillhouse  
Reviewers Email: Jennifer.Hillhouse@denvergov.org

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Street Maintenance Review

Review Status: Approved - No Response

Reviewers Name: Brian Roecker  
Reviewers Email: Brian.Roecker@denvergov.org

Status Date: 01/05/2023  
Status: Approved - No Response  
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Johanna Lee  
Reviewers Email: johanna.lee@denvergov.org

Status Date: 06/27/2023  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: Right-of-Way Services - Survey, DOTI  
Reviewers Name: Johanna Lee  
Reviewers Phone: 720.865.3105  
Reviewers Email: johanna.lee@denvergov.org  
Approval Status: Approved

Comments:

Status Date: 01/05/2023  
Status: Denied  
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved - No Response

# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

**Reviewers Name:** Brittany Price  
**Reviewers Email:** Brittany.Price@denvergov.org  
**Status Date:** 01/05/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** CPM Wastewater Review **Review Status:** Approved - No Response

**Status Date:** 01/05/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** RTD Referral **Review Status:** Approved

**Status Date:** 01/05/2023  
**Status:** Approved  
**Comments:** PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: RTD  
Reviewers Name: Steve Smith  
Reviewers Phone: 303-299-6946  
Reviewers Email: engineering@rtd-denver.com  
Approval Status: Approved  
  
**Comments:**

**Reviewing Agency:** Solid Waste Review **Review Status:** Approved - No Response

**Status Date:** 01/05/2023  
**Status:** Approved - No Response  
**Comments:**

**Reviewing Agency:** Xcel Referral **Review Status:** Approved w/Conditions

**Status Date:** 01/05/2023  
**Status:** Approved w/Conditions  
**Comments:** PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: donna.l.george@xcelenergy.com  
Approval Status: Approved with conditions  
  
**Comments:**



# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

**Master ID:** 2022-PROJMSTR-0000758 **Project Type:** ROW Vacation  
**Review ID:** 2022-VACA-0000024 **Review Phase:**  
**Location:** 3325 Wyandot Street **Review End Date:** 01/04/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Please be aware Public Service Company of Colorado owns and operates existing overhead electric distribution facilities located within the alley proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:  
A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Reviewing Agency: Case Manager Review/Finalize

Review Status: Comments Compiled

Reviewers Name: Brianne White  
Reviewers Email: Brianne.White@denvergov.org

Status Date: 01/05/2023  
Status: Comments Compiled

Comments:

Status Date: 12/15/2022  
Status: Confirmation of Payment

Comments:

Reviewing Agency: ROW - Supplemental Review

Review Status: Approved

Reviewers Name: Ryann Anderson  
Reviewers Email: Ryann.Anderson@denvergov.org

Status Date: 04/29/2024  
Status: Approved  
Comments: PWPRS Project Number: 2022-VACA-0000024 - Alley Vacation 3325 Wyandot St  
Reviewing Agency/Company: Community Planning & Development, Zoning Administration  
Reviewers Name: Ryann Anderson  
Reviewers Phone: (720) 865-7108  
Reviewers Email: ryann.anderson@denvergov.org  
Approval Status: Approved

Comments:

Finishing out the zone lot amendment that is in progress would be required to use the vacated piece of land, with the other parcels, as an integrated whole. Technically, without the zone lot amendment, the vacated land will not be available for any land use or development activity under the zoning code, and the zone lot amendment creates the opportunity to clean up the land records at issue.

Status Date: 04/17/2024

2022-VACA-0000024

# Comment Report

## Alley Vacation 3325 Wyandot St

04/29/2024

|                   |                       |                         |              |
|-------------------|-----------------------|-------------------------|--------------|
| <b>Master ID:</b> | 2022-PROJMSTR-0000758 | <b>Project Type:</b>    | ROW Vacation |
| <b>Review ID:</b> | 2022-VACA-0000024     | <b>Review Phase:</b>    |              |
| <b>Location:</b>  | 3325 Wyandot Street   | <b>Review End Date:</b> | 01/04/2023   |

Any denials listed below must be rectified in writing to this office before project approval is granted.

|           |  |
|-----------|--|
| Status:   | Denied   |
| Comments: | Qwner should complete a zone lot amendment to clean up zoning issues (re: development and use) |

|   |                         |
|---|-------------------------|
| Reviewing Agency: ROW - Supplemental Review | Review Status: Approved |
|---|-------------------------|

|                  |                             |
|------------------|-----------------------------|
| Reviewers Name:  | Brianne White               |
| Reviewers Email: | Brianne.White@denvergov.org |

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|--------------|--|
| Status Date: | 04/17/2024   |
| Status:      | Approved   |
| Comments:    | Received draft Appurtenant Easement Access and the Party Wall and Four-Plex Declaration. |
| Status Date: | 09/05/2023   |
| Status:      | Denied   |
| Comments:    | Additional documentation required  |